

# \$1,575,000 - 16 Meadowlark Crescent Sw, Calgary

MLS® #A2202577

**\$1,575,000**

4 Bedroom, 3.00 Bathroom, 1,718 sqft  
Residential on 0.22 Acres

Meadowlark Park, Calgary, Alberta

OPPORTUNITY KNOCKS in a fabulous location!! Stunning Meadowlark Park home directly across from the Park!! Welcome to this beautifully renovated home perfectly positioned on one of the community's largest pie lots. Offering a functional designed layout this 3+1 bedroom offers 2,660 SF of total living space with a blend of modern upgrades and timeless charm. Completely renovated in 2015, the home was further enhanced with a back extension and large deck (2019) and a custom front entry with a closet extension (2020). Inside, you are welcomed to a main level that is warm and inviting. The bright, open kitchen boasts stone countertops, stainless steel appliances, and a built-in breakfast nook all with seamless transition to the dining area that impresses with soaring 10' ceilings and wood burning fireplace. Deeper in to the home is the cozy family room perfect for hanging out with easy access to the large deck. Follow the hardwood throughout the main floor and you will find the primary suite featuring an 11' ceiling, 5-piece ensuite with a steam shower, and large built-in closet. 2 additional bedrooms and 4 pc bathroom complete this floor. Downstairs, you'll find a 4th bedroom, bathroom and large Rec-Room with another wood burning fireplace. A flex room is perfect for an office, home theatre or added storage. Outside Do not overlook the huge yard with lane access and an oversized TRIPLE Garage. With an unbeatable inner-city



location, rare lot size, and upgrades throughout, this is a unique opportunity in Meadowlark Park. Book your showing today!

Built in 1955

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202577    |
| Price          | \$1,575,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,718       |
| Acres          | 0.22        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 16 Meadowlark Crescent Sw |
| Subdivision | Meadowlark Park           |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2V 1Z1                   |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Parking Pad, Triple Garage Detached |
| # of Garages   | 3                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener                                |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 2                       |
| Fireplaces      | Wood Burning            |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Entrance, Private Yard        |
| Lot Description   | Back Lane, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 24               |
| Zoning         | R-C1             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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